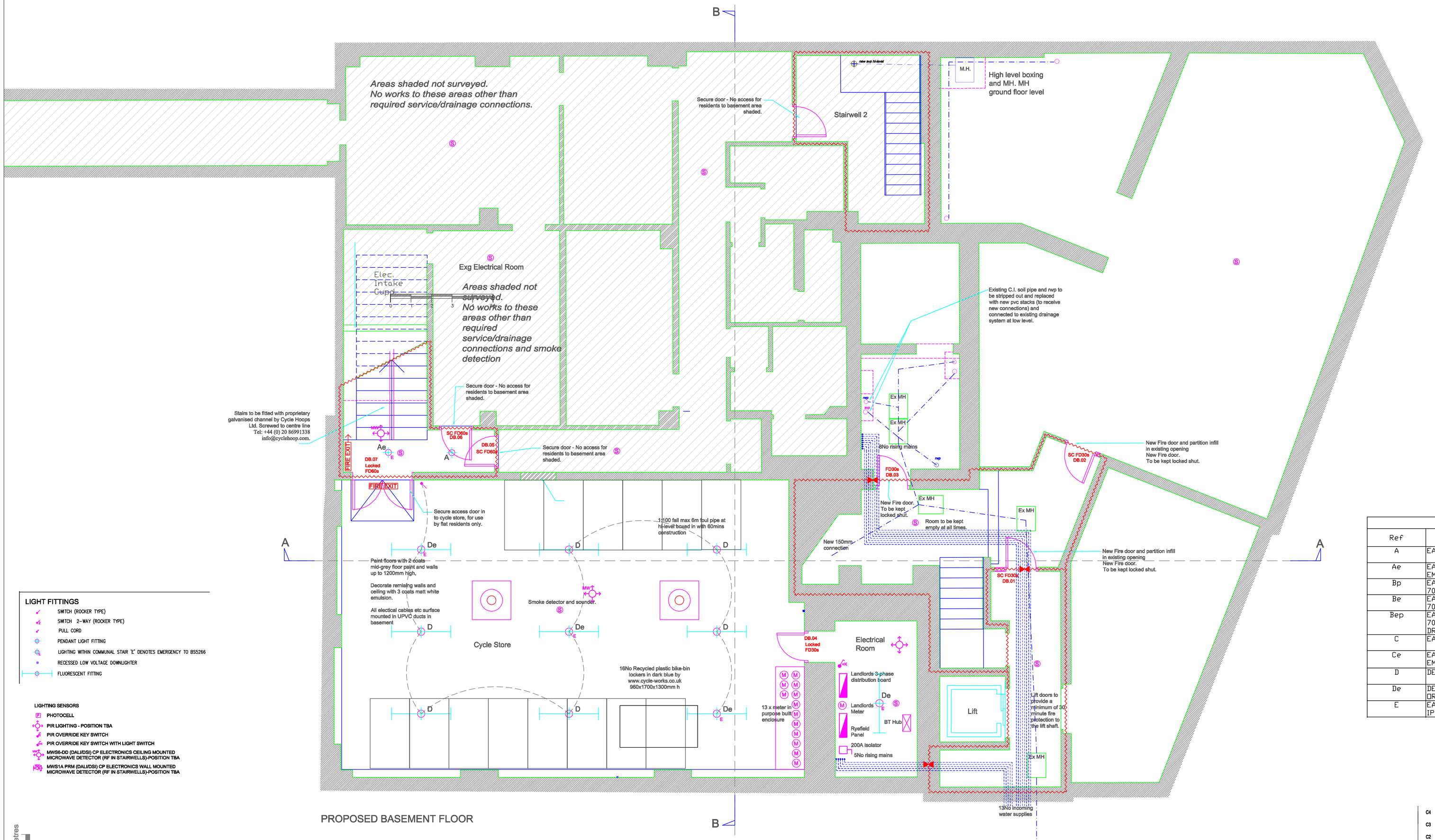
All information provided based on drawings provided by Pantofort and Gillies and Morphy Lawrence Ltd and are produced in good faith. Richard Vest Architectural Design Ltd accept no responsibility for any discrepancies between this information shown on drawings and the building as existing.

CDM Regulations. The project is fully Notifiable under CDM regulations. Please refer to the Health and Safety Plan before undertaking any works.

The drawing shall be read in conjunction with Drawing Nos 14-30/ C1-25; the "specification of work"; and the Structural Engineer's details and calculations.

Drawing issue status:

PRELIMINARY	☐	CLIENT APPROVAL	☐	PLANNING	☐			
BUILDING REGS	☐	TENDER	☐	CONSTRUCTION	☒	AS-BUILT	☐	



PROPOSED BASEMENT FLOOR

FIRE SAFETY LEGEND

- FIRE ALARM CALL POINT TO BS5839
- FIRE ALARM SOUNDER TO BS5839
- (S) SMOKE DETECTOR – MAINS POWERED WITH BATTERY BACK-UP TO BS5839
- (H) HEAT DETECTOR – MAINS POWERED WITH BATTERY BACK-UP TO BS5839
- 1 HOUR FIRE COLLAR ON RISK SIDE, FOR VENT DUCTS, COLLAR FIXED TO 110mm DIA PVC SLEEVE, SLEEVE EXTENDING 1.0M INTO FLAT(S). FOR SMALL PENETRATIONS OR CLUSTERS USE FIRE SLEEVE OR OTHER APPROVED INTUMESCENT PRODUCT
- FP FIRE PANEL TO BS5839
- FIRE EXTINGUSHERS TO BE INSTALLED TO BS 5306-8:2000 (CLIENT ITEM) FINAL LOCATIONS & TYPES TO FIRE RISK ASSESSORS REQUIREMENTS
- S13 FIRE DOOR KEEP SHUT SIGNAGE TO BS 5499
- S14 FIRE DOOR KEEP LOCKED SIGNAGE TO BS 5499
- S20 FIRE EXIT KEEP CLEAR SIGNAGE TO BS 5499
- SC SELF CLOSING DOOR
- VP VISION PANEL TO DOOR
- FD20 30min FIRE DOOR WITHOUT INTUMESCENT STRIPS AND COLD SMOKE SEALS
- FD30s 30min FIRE DOOR WITH INTUMESCENT STRIPS AND COLD SMOKE SEALS
- FD60s 60min FIRE DOOR WITH INTUMESCENT STRIPS AND COLD SMOKE SEALS
- ASSUMED ESCAPE ROUTE AND DIRECTION
- 30 MINUTE FIRE RESISTING CONSTRUCTION
- 60 MINUTE FIRE RESISTING CONSTRUCTION

NOTE: ALL FLOORS ARE TO BE 60 MINUTE FIRE RATED COMPARTMENT FLOORS.
FIRE PARTITIONS TO BE TAKEN UP TO THE UNDERSIDE OF THE ROOF FINISH & CAPPED WITH ROCKWOOL FIRE BARRIER SYSTEM TO CREATE 30/60 MIN PROTECTED ENCLOSURE.
ALL NEW DOORS TO BE MIN 30 MINS FIRE RATED DOORS (WHERE SPECIFIED)

- FIRE EXIT "FIRE EXIT" SIGN TO BS 5499
- FIRE EXIT "FIRE EXIT" WITH DIRECTIONAL INDICATION SIGN TO BS 5499

WATER

- WATER SUPPLY AT CEILING LEVEL
- WATER SUPPLY AT FLOOR LEVEL

LIGHTING SENSORS

- PHOTOCELL

LIGHT FITTINGS COMMUNAL

Ref	Type	Number
A	EATON SOLSTAR LED LARGE 2300lm 4000K DALI	
Ae	EATON SOLSTAR LED LARGE 2300lm 4000K DALI EMERGENCY	
Bp	EATON GLADIATOR LED WALLPACK 2 LED, COOL WHITE 700mA WITH EXTERNAL PIR AS PER DRAWING	
Be	EATON GLADIATOR LED WALLPACK 2 LED, COOL WHITE 700mA EMERGENCY	
Bep	EATON GLADIATOR LED WALLPACK 2 LED, COOL WHITE 700mA DALI EMERGENCY WITH EXTERNAL PIR AS PER DRAWING	
C	EATON PATRIOT 2 OPAL WHITE 280mm LED 800 4K HF	
Ce	EATON PATRIOT 2 OPAL WHITE 280mm LED 800 4K HF EMERGENCY	
D	DEXTRA TASK T5 TSK149 OR EQUAL WITH DIFFUSER	
De	DEXTRA TASK T5 TSK149 c/w 3HOUR EMERGENCY PACK OR EQUAL WITH DIFFUSER	
E	EATON RXS2 SMALL LED IP65 RATED DOWNLIGHT C/W IP65 RATED EXTERNAL PHOTOCELL	2

LIGHT FITTINGS

- SWITCH (ROCKER TYPE)
- SWITCH 2-WAY (ROCKER TYPE)
- PULL CORD
- PENDANT LIGHT FITTING
- LIGHTING WITHIN COMMUNAL STAIR 'E' DENOTES EMERGENCY TO BS5266
- RECESSED LOW VOLTAGE DOWNLIGHTER
- FLUORESCENT FITTING

LIGHTING SENSORS

- PHOTOCELL
- PIR LIGHTING - POSITION TBA
- PIR OVERRIDE KEY SWITCH
- PIR OVERRIDE KEY SWITCH WITH LIGHT SWITCH
- MWS6-DD (DALI/DSI) CP ELECTRONICS CEILING MOUNTED MICROWAVE DETECTOR (RF IN STAIRWELLS)-POSITION TBA
- MWS1A PRM (DALI/DSI) CP ELECTRONICS WALL MOUNTED MICROWAVE DETECTOR (RF IN STAIRWELLS)-POSITION TBA

0 1 2 3 4 5 metres
SCALE 1: 50

REV	DATE	DESCRIPTION
C4	27/10/15	Water supplies and SVP pipe runs altered. Electrical Room and BT hub denoted. Smoke detector added to 2no electrical rooms Communal lights designed
C3	27/08/15	Drainage added back. Fire Legend, collars and fire compartments added
C2	18/08/15	Water supplies added
C1	05/12/14	Construction Issue

RICHARD VEST ARCHITECTURAL DESIGN LTD
Richard Vest BSc MRICS
Chartered Building Surveyor
25 Hartree Way, Kesgrave, Ipswich, IP5 2DY
Tel: (01473) 805675; Mobile: 07949 824340,
E-mail: r.vest@btopenworld.com
Website: www.richardvest.co.uk

PROJECT	CLIENT		
ELECTRIC HOUSE, CROWN ST, IPSWICH CONVERSION TO 13NO FLATS	CORINDALE PROPERTIES LTD		
SUBJECT	DRG SIZE	DATE	SCALE
BASEMENT AS PROPOSED	A1	05/12/14	1:50
PROJECT NR / DRAWING NR	REV	DRAWN	CHECKED
14-30 / 11	C4	GRV	

ELECTRICAL KEY & DRAWING SYMBOLS KEY

LIGHT FITTINGS

- SWITCH (ROCKER TYPE)
- SWITCH 2-WAY (ROCKER TYPE)
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- CEILING FITTING WITH OPAL DIFFUSER & 2D LAMP
- EXTERNAL WALL LIGHT WITH PHOTO-ELECTRIC CELL AND DAYLIGHT CUT OFF SENSOR (WITH CFL FITTING)
- EXTERNAL WALL LIGHT AS ABOVE IN ELEVATION
- PORCH LIGHT WITH PHOTO-ELECTRIC CELL (WITH CFL FITTINGS)
- LIGHT & SWITCH ADJACENT TO HATCH IN LOFT SPACE

POWER FITTINGS

- DOUBLE SOCKET OUTLET
- DOUBLE SOCKET OUTLET WORKTOP LEVEL
- SINGLE SOCKET OUTLET UNSWITCHED
- SECURE SINGLE SOCKET OUTLET – FLATS COMMON AREA
- FUSED SPUR FOR FUTURE ALARM SYSTEM – LOCATED IN HALL NEXT TO CU 1800 ABOVE FFL
- FUSED SPUR FOR EXTRACT FAN
- CAPPED OFF SPUR FOR FUTURE FITTING (STAIR/FLOOR LIFT)
- SPUR OUTLET FOR APPLIANCE AS NOTED
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- BLANK OUTLET BOX, CONDUIT & DRAWIRE FOR FUTURE CAT 5 CABLING
- CONSUMER UNIT – 1800 ABOVE FFL/ABOVE DOOR
- ENERGY DISPLAY DEVICE – TO COMPLY WITH ENE3 UNDER C.S.H.
- CARBON MONOXIDE DETECTOR
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- HEAT DETECTOR – CEILING MOUNTED
- EXTRACT FAN INCL FLAT DUCT TO TERMINAL ON EXTERNAL WALL
- PHONE POINT
- TV/VHF AERIAL OUTLET INCL CO-AXIAL CABLE TO ROOF SPACE WITH 6.0m OF SPARE CABLE FOR FITTING OF AERIAL BY OTHERS
- THERMOSTAT
- RADIATOR
- TOWEL RAIL RADIATOR
- UNDER UNIT LIGHTING

DOOR CONTROLS

- ELECTRIC STRIKE, FAIL SAFE, LINKED TO FIRE ALARM
- VIDEO ENTRY
- PUSH TO EXIT

HEIGHTS OF FITTINGS:

Measured from FFL to underside of fitting

LIGHT SWITCHES, THERMOSTATS	1050mm
SOCKET OUTLETS, PHONE POINTS, TV AERIAL POINTS	500mm

Future Home office space to have the following:
A wall of 1800mm length, 2 double power sockets, 2 telephone points (or a double telephone point) or one telephone point if there is Broadband or cable. The room must also have an openable window.

THIS DRAWINGS SHOULD BE READ IN CONJUNCTION WITH CONSTRUCTION NOTES AND TYPICAL DETAILS ON BGA DRAWINGS.

M&E SYMBOLS ARE SHOWN FOR INFORMATION PURPOSES ONLY. ACTUAL REQUIREMENTS ARE TO BE DEVELOPED BY THE M&E CONTRACTOR IN LINE WITH THE EMPLOYER'S REQUIREMENTS.

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WATER

- WATER SUPPLY AT CEILING LEVEL
- WATER SUPPLY AT FLOOR LEVEL

LIGHTING SENSORS

- PHOTOCELL
- PIR LIGHTING - POSITION TBA
- PIR OVERRIDE KEY SWITCH
- PIR OVERRIDE KEY SWITCH WITH LIGHT SWITCH
- MWS6-DD (DALI/DSI) CP ELECTRONICS CEILING MOUNTED MICROWAVE DETECTOR (RF IN STAIRWELLS)-POSITION TBA
- MWS1A PRM (DALI/DSI) CP ELECTRONICS WALL MOUNTED MICROWAVE DETECTOR (RF IN STAIRWELLS)-POSITION TBA

LIGHT FITTINGS COMMUNAL

Ref	Type	Number
A	EATON SOLSTAR LED LARGE 2300lm 4000K DALI	
Ae	EATON SOLSTAR LED LARGE 2300lm 4000K DALI EMERGENCY	
Bp	EATON GLADIATOR LED WALLPACK 2 LED, COOL WHITE 700mA WITH EXTERNAL PIR AS PER DRAWING	
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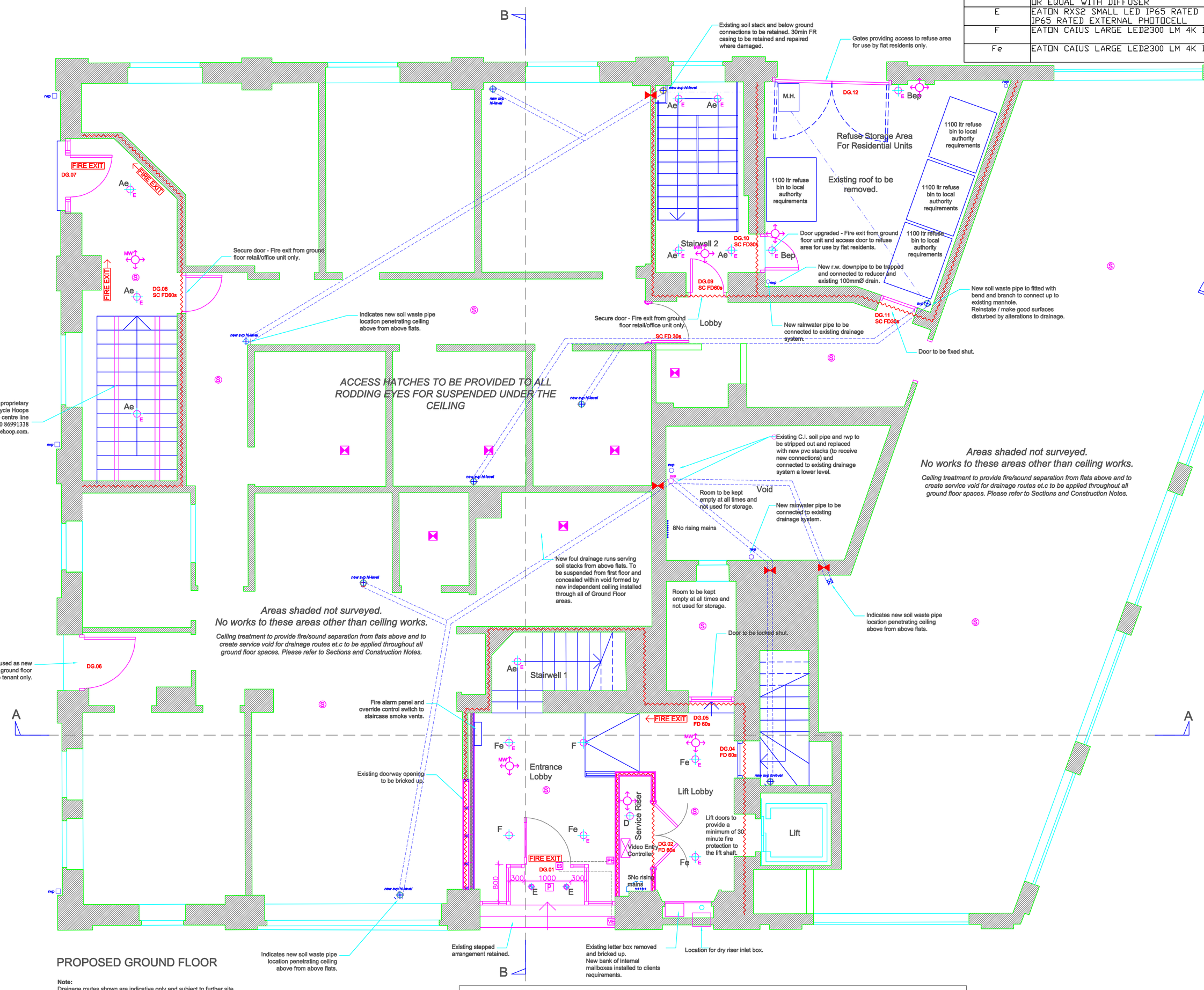
E	EATON RXS2 SMALL LED IP65 RATED DOWNLIGHT C/W IP65 RATED EXTERNAL PHOTOCELL	2
F	EATON CAIUS LARGE LED2300 LM 4K DALI	
Fe	EATON CAIUS LARGE LED2300 LM 4K DALI EMERGENCY	



PROPOSED GROUND FLOOR

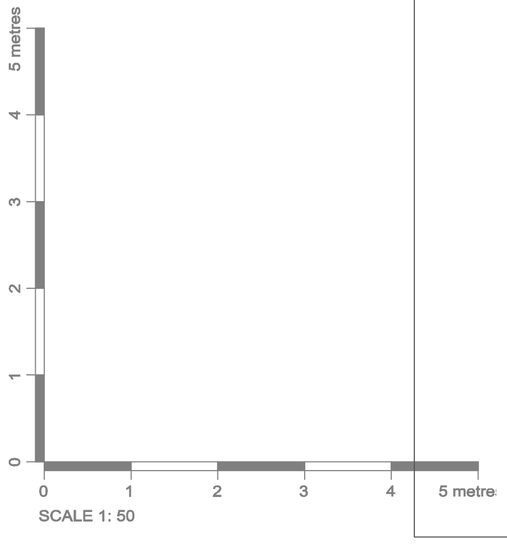
Note:
Drainage routes shown are indicative only and subject to further site investigations. Drainage system should be designed in accordance with AD part H of the Building Regulations and to BS EN 12056 as necessary. All pipes sizes, gradients and connection details are to be in accordance with relevant standards and to satisfy flow rates and maximum capacities.

NOTE: TO GROUND FLOOR CEILING.

IN SECTIONS ENTIRE GF SUSPENDED CEILING WILL NEED TO BE LIFTED AND PLASTER SOFFIT OVER TREATED WITH INTUMESCENT PAINT AS SPECIFIED.

IN ADDITION PIPEWORK WILL NEED TO BE INSTALLED AS INDICATED ABOVE AND AS SHOWN ON WAVIN PLASTICS DRAWINGS. THIS WILL HAVE TO BE COMPLETED IN SECTIONS AT WEEKENDS/

METHOD STATEMENTS WILL NEED TO BE PROVIDED TO ALL OPERATIONS ON THE GROUND FLOOR



Drawing issue status:
PRELIMINARY ☐ CLIENT APPROVAL ☐ PLANNING ☐
BUILDING REGS ☐ TENDER ☐ CONSTRUCTION ☒ AS-BUILT ☐

NOTE: DRAINAGE RUNS ARE INDICATIVE ONLY. REFER TO WAVIN PLASTICS DESIGNED DRAINAGE SCHEME

KEY TO PARTITIONS:
Please refer to Construction Notes drawing 1720 PI 50-01 for further information.

SEPARATING WALLS BETWEEN FLATS:
Typical separating wall construction to be of metal Gyproc I-stud frame construction consisting of 2layers of 15mm Gyproc SoundBloc (boards to meet part E & provide 1 hours fire protection between compartments. All joints to be staggered); fixed to the outside faces of two Gypframe 60 I 70 'I' stud frameworks (studs at 600mm centres); with 100mm Isover APR 1200 insulation in the cavity. Minimum distance between inside lining faces of 200mm.

UPGRADE OF AN EXISTING WALL ACTING AS A SEPARATING WALL:
Typically to be internally lined with an independent panel with absorbent material, typically consisting of a timber/gyprframe studwork wall with a minimum gap of 10mm between the face of the existing wall and frame; finished with two layers of 15mm Gyproc SoundBloc with staggered joints, perimeters sealed with tape or sealant and skim coat finish ready for decorations; with a minimum 35mm thick mineral wool insulation (minimum denity of 10kg/m³) fitted between the existing wall and the plasterboard ensuring the cavity is not bridged.

NEW WALL CONSTRUCTIONS:
To achieve a U-Value of 0.28W/m²K.
External cladding to be painted T & G exterior grade plywood where walls are to receive the additional profiled glass cladding or hortzontally laid hardwood cladding (Iroko/Cedar) to areas adjacent to entrance doors at ground floor.
Cladding boards fixed to 25x38mm vertical battens; breather membrane; 9mm Exterior Grade OSB / WBP Plywood sheathing boards fixed to timber frame consisting of 140 x 38mm studs @ 400mm centres, with sole and head plates and bracing installed at appropriate heights, all in accordance with Structural Engineers/Timber frame manufacturers details [please note that timber frame should be designed and constructed to be sufficient to accept loads of glass cladding where applicable]. 90mm thick GA4000 Celotex insulation within studs with remaining clear cavity left internally.
Provide 1000g Vapour Control layer on internal face of timber frame and finish internally using 2 layers of 12.5mm plasterboard to be fixed to framework to conform to Part B of the Building Reg's. All battens to be preservative treated softwood. Pay particular attention to the fixing & lapping of all breathable membranes & vapour control layers which should be installed strictly in accordance with the manufacturers recommendations.

INTERNAL PARTITIONS WITHIN FLATS:
Typical Internal wall construction to be 15mm thick Gyproc SoundBloc (min 10 kg/m²) linings with all joints filled & taped & skim coat to both sides of 70mm Gypframe 'C' studs at max 600mm centres. Include min 25mm thick Isowool APR 1200 or similar approved dense mineral wool Insulation quilt within the cavity. Additional noggins or sheathing to be installed where required to receive fixings from sanitary ware etc. 15mm thick Moisture-resistant plasterboard linings to ceilings and walls on bathroom and shower areas.

PARITIONS WITHIN THE COMMUNAL AREAS:
To be minimum 30 minute fire rated construction, to comprise of 15mm thick Gyproc SondBloc linings with all joints filled & taped & skim coat to both sides of 70mm Gypframe 'C' studs at max 600mm centres.
Partitions forming protected escape routes at third floor are to be taken up to underside of roof covering & fire stopped using Rockwool Linear reinforced Firestop insulation boards or similar approved on 9mm Promat Supalux board or similar approved non-combustable fire board to achieve min. required fire resistance.
Partitions around the stairwell and Smoke Shafts to be of minimum 60 minute fire rated construction, using 15mm Fireline board or 2 x 12.5mm Soundbloc board.

REV	DATE	DESCRIPTION
C8	27/10/15	Water supply and SVP drain routing adjusted. Communal lights designed
C5	27/08/15	Drainage added back. Fire Legend, collars and fire compartments added
C4	18/08/15	Water supplies added and dry riser/post boxes relocated. Entrance doors amended
C3	09/07/15	Door entry symbols added
C2	16/04/15	Drainage layout adjusted
C1	05/12/14	Construction issue. Drainage layout re-designed. Smoke detection added for comment by others

RICHARD VEST ARCHITECTURAL DESIGN LTD
Richard Vest BSc MRICS
Chartered Building Surveyor
25 Hartree Way, Kesgrave, Ipswich, IP5 2DY
Tel: (01473) 805675; Mobile: 07949 824340,
E-mail: r.vest@btopenworld.com
Website: www.richardvest.co.uk

PROJECT: ELECTRIC HOUSE, CROWN ST, IPSWICH CONVERSION TO 13NO FLATS		CLIENT: CORINDALE PROPERTIES LTD	
SUBJECT: GROUND FLOOR AS PROPOSED		DRG SIZE: A1	DATE: 05/12/14 SCALE: 1:50
PROJECT NR: 14-30	DRAWING NR: 12	REV: C6	DRAWN: GRV CHECKED:

LIGHT FITTINGS

- SWITCH (ROCKER TYPE)
- SWITCH 2-WAY (ROCKER TYPE)
- PULL CORD
- PENDANT LIGHT FITTING
- LIGHTING WITHIN COMMUNAL STAIR 'E' DENOTES EMERGENCY TO BS5266
- RECESSED LOW VOLTAGE DOWNLIGHTER
- FLUORESCENT FITTING
- OVER-BASIN LIGHT WITH SHAVER OUTLET
- CEILING FITTING WITH OPAL DIFFUSER & 2D LAMP
- EXTERNAL WALL LIGHT WITH PHOTO-ELECTRIC CELL AND DAYLIGHT CUT OFF SENSOR (WITH CFL FITTING)
- EXTERNAL WALL LIGHT AS ABOVE IN ELEVATION
- PORCH LIGHT WITH PHOTO-ELECTRIC CELL (WITH CFL FITTINGS)
- LIGHT & SWITCH ADJACENT TO HATCH IN LOFT SPACE

POWER FITTINGS

- DOUBLE SOCKET OUTLET
- DOUBLE SOCKET OUTLET WORKTOP LEVEL
- SINGLE SOCKET OUTLET UNSWITCHED
- SECURE SINGLE SOCKET OUTLET – FLATS COMMON AREA
- FUSED SPUR FOR FUTURE ALARM SYSTEM – LOCATED IN HALL NEXT TO CU 1800 ABOVE FFL
- FUSED SPUR FOR EXTRACT FAN
- CAPPED OFF SPUR FOR FUTURE FITTING (STAIR/FLOOR LIFT)
- SPUR OUTLET FOR APPLIANCE AS NOTED
- 30A COOKER CONTROL SWITCH
- BLANK OUTLET BOX, CONDUIT & DRAWIRE FOR FUTURE CAT 5 CABLING
- CONSUMER UNIT – 1800 ABOVE FFL/ABOVE DOOR
- ENERGY DISPLAY DEVICE – TO COMPLY WITH ENE3 UNDER C.S.H.
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- TV/VHF AERIAL OUTLET INCL CO-AXIAL CABLE TO ROOF SPACE WITH 6.0m OF SPARE CABLE FOR FITTING OF AERIAL BY OTHERS
- THERMOSTAT

DOOR CONTROLS

- ELECTRIC STRIKE, FAIL SAFE, LINKED TO FIRE ALARM
- VIDEO ENTRY
- PUSH TO EXIT

- RADIATOR
- TOWEL RAIL RADIATOR
- UNDER UNIT LIGHTING

HEIGHTS OF FITTINGS:

Measured from FFL to underside of fitting

LIGHT SWITCHES, THERMOSTATS	1050mm
SOCKET OUTLETS, PHONE POINTS, TV AERIAL POINTS	500mm

Future Home office space to have the following:
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LIGHT FITTINGS COMMUNAL		
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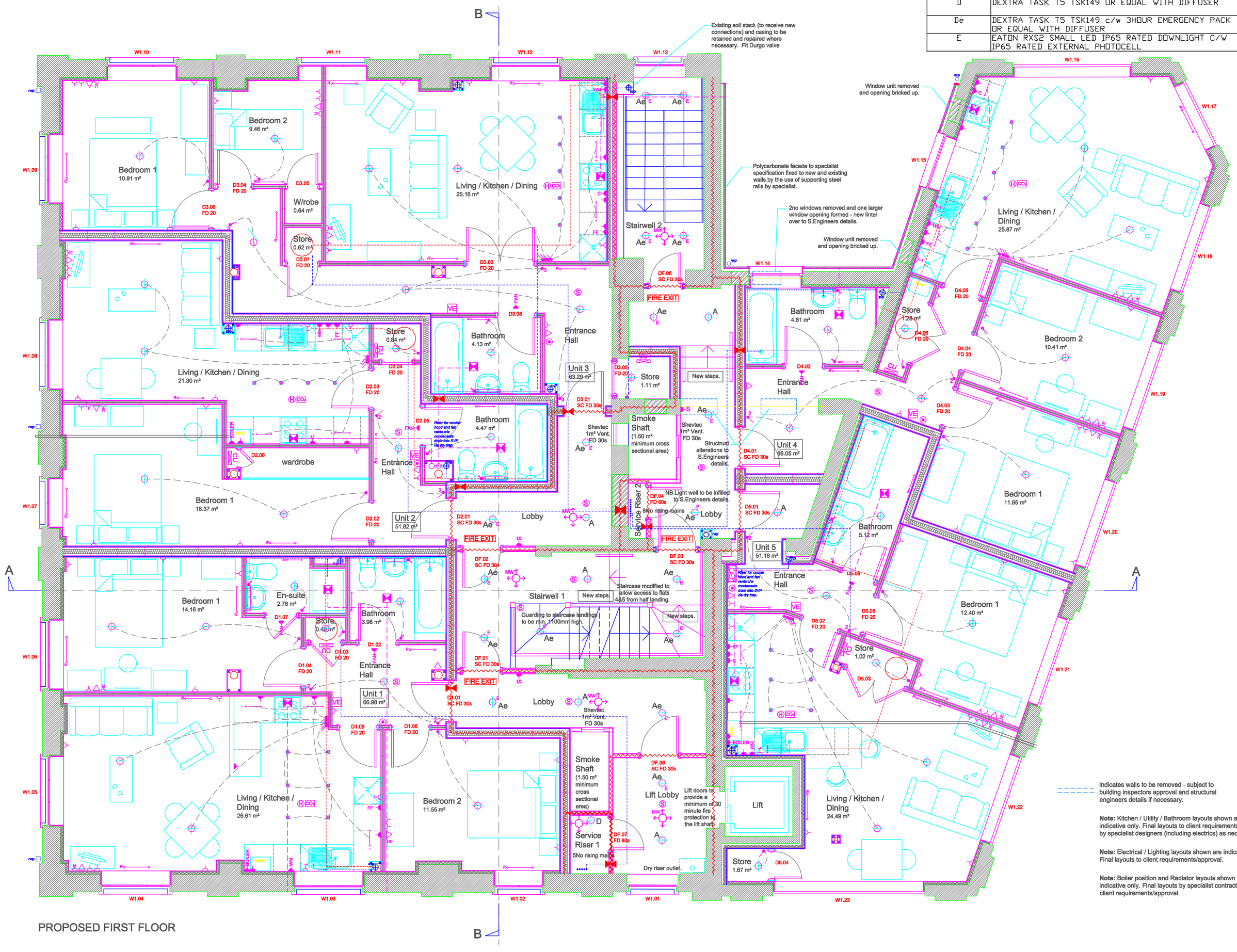
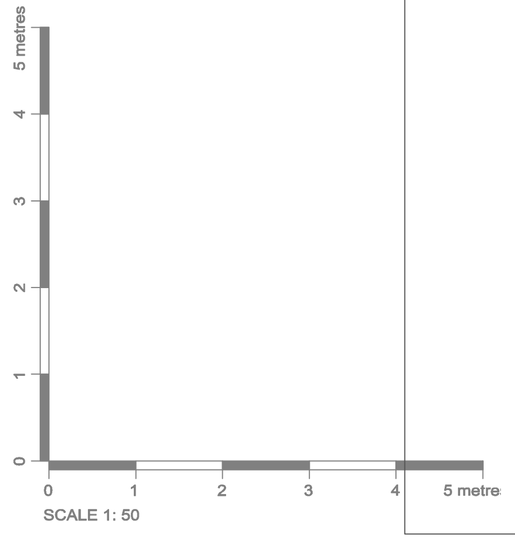
D	DEXTRA TASK T5 TSK149 OR EQUAL WITH DIFFUSER	
De	DEXTRA TASK T5 TSK149 c/w 3HOUR EMERGENCY PACK OR EQUAL WITH DIFFUSER	
E	EATON RXS2 SMALL LED IP65 RATED DOWNLIGHT C/W IP65 RATED EXTERNAL PHOTOCELL	2



PROPOSED FIRST FLOOR



Indicates walls to be removed - subject to building inspectors approval and structural engineers details if necessary.

Note: Kitchen / Utility / Bathroom layouts shown are indicative only. Final layouts to client requirements and by specialist designers (including electrics) as necessary.

Note: Electrical / Lighting layouts shown are indicative only. Final layouts to client requirements/approval.

Note: Boiler position and Radiator layouts shown are indicative only. Final layouts by specialist contractor and to client requirements/approval.

NOTE:
This drawing must not be reissued, loaned or copied without the written consent of Richard Vest Architectural Design Ltd.

All errors, omissions, discrepancies should be reported to the originator immediately.

All dimensions to be checked before site fabrication by the contractor, his sub-contractor or supplier.

Do not scale plans – use figure or grid dimensions where given.

Any deviation from the drawing to be reported to the originator immediately.

All information provided based on drawings provided by Barefoot and Gillies and Morphy Lawrence Ltd and are produced in good faith. Richard Vest Architectural Design Ltd accept no responsibility for any discrepancies between this information shown on drawings and the building as existing.

CDM Regulations. The project is fully Notifiable under CDM regulations. Please refer to the Health and Safety Plan before undertaking any works.

The drawing shall be read in conjunction with Drawing Nos 14-30/ C1-25; the 'specification of work'; and the Structural Engineer's details and calculations.

Drawing issue status:
PRELIMINARY ☐ CLIENT APPROVAL ☐ PLANNING ☐
BUILDING REGS ☐ TENDER ☐ CONSTRUCTION ☒ AS-BUILT ☐

KEY TO PARTITIONS:
Please refer to Construction Notes drawing 1720 PI 50-01 for further information.

SEPARATING WALLS BETWEEN FLATS:
Typical separating wall construction to be of metal Gyproc I-stud frame construction consisting of 2layers of 15mm Gyproc SoundBloc (boards to meet part E & provide 1 hours fire protection between compartments. All joints to be staggered); fixed to the outside faces of two Gypframe 60 I 70 'I' stud frameworks (studs at 600mm centres); with 100mm Isover APR 1200 insulation in the cavity. Minimum distance between inside lining faces of 200mm.

UPGRADE OF AN EXISTING WALL ACTING AS A SEPARATING WALL:
Typically to be internally lined with an independent panel with absorbent material, typically consisting of a timber/gyprframe studwork wall with a minimum gap of 10mm between the face of the existing wall and frame; finished with two layers of 15mm Gyproc SoundBloc with staggered joints, perimeters sealed with tape or sealant and skim coat finish ready for decorations; with a minimum 35mm thick mineral wool insulation (minimum denity of 10kg/m³) fitted between the existing wall and the plasterboard ensuring the cavity is not bridged.

NEW WALL CONSTRUCTIONS:
To achieve a U-Value of 0.28W/m²K.
External cladding to be painted T & G exterior grade plywood where walls are to receive the additional profiled glass cladding or horizontally laid hardwood cladding (Iroko/Cedar) to areas adjacent to entrance doors at ground floor.
Cladding boards fixed to 25x38mm vertical battens; breather membrane; 9mm Exterior Grade OSB / WBP Plywood sheathing boards fixed to timber frame consisting of 140 x 36mm studs @ 400mm centres, with sole and head plates and bracing installed at appropriate heights, all in accordance with Structural Engineers/Timber frame manufacturers details [please note that timber frame should be designed and constructed to be sufficient to accept loads of glass cladding where applicable]. 90mm thick GA4000 Celotex insulation within studs with remaining clear cavity left internally.
Provide 100g Vapour Control layer on internal face of timber frame and finish internally using 2 layers of 12.5mm plasterboard to be fixed to framework to conform to Part B of the Building Reg's. All battens to be preservative treated softwood. Pay particular attention to the fixing & lapping of all breathable membranes & vapour control layers which should be installed strictly in accordance with the manufacturers recommendations.

INTERNAL PARTITIONS WITHIN FLATS:
Typical internal wall construction to be 15mm thick Gyproc SoundBloc (min 10 kg/m²) linings with all joints filled & taped & skim coat to both sides of 70mm Gypframe 'C' studs at max 600mm centres. Include min 25mm thick Isowool APR 1200 or similar approved dense mineral wool insulation quilt within the cavity. Additional noggins or sheathing to be installed where required to receive fixings from sanitary ware etc. 15mm thick Moisture-resistant plasterboard linings to ceilings and walls on bathroom and shower areas.

PARITIONS WITHIN THE COMMUNAL AREAS:
To be minimum 30 minute fire rated construction, to comprise of 15mm thick Gyproc SondzBloc linings with all joints filled & taped & skim coat to both sides of 70mm Gypframe 'C' studs at max 600mm centres.
Partitions forming protected escape routes at third floor are to be taken up to underside of roof covering & fire stopped using Rockwool Linear reinforced Firestop insulation boards or similar approved on 9mm Promat Supalux board or similar approved non-combustable fire board to achieve min. required fire resistance.
Partitions around the stairwell and Smoke Shafts to be of minimum 60 minute fire rated construction, using 15mm Fireline board or 2 x 12.5mm Soundbloc board.

REV	DATE	DESCRIPTION
C8	27/10/15	Water supply routing adjusted. Communal lights designed
C7	05/10/15	Consumer unit in unit 2 relocated into new cupboard. Socket added in wardrobe of unit 2.
C6	28/08/15	Store omitted to Unit 1 hall, ventilation routes updated, fire legend and fire collars/compartments added
C5	18/08/15	Hot and cold water services added. New Service Riser2 added. Store added to Unit 1, Double doors at D3.03. Store bigger with double doors Unit 5. Bathroom doors opening in - 762mm wide to unit 5
C4	11/08/15	En-suite added to Bed 1 of Unit 1
C3	09/07/15	Electrics generally updated
C2	16/04/15	Fan duct routes added/demended
C1	05/12/14	Construction issue. Bed 2 added to Unit 3.

RICHARD VEST ARCHITECTURAL DESIGN LTD
Richard Vest BSc MRICS
Chartered Building Surveyor
25 Hartree Way, Kesgrave, Ipswich, IP5 2DY
Tel: (01473) 805675; Mobile: 07949 824340,
E-mail: r.vest@btopenworld.com
Website: www.richardvest.co.uk

PROJECT	CLIENT		
ELECTRIC HOUSE, CROWN ST, IPSWICH CONVERSION TO 13NO FLATS	CORINDALE PROPERTIES LTD		
SUBJECT	DRG SIZE	DATE	SCALE
FIRST FLOOR AS PROPOSED	A1	05/12/14	1:50
PROJECT NR	DRAWING NR	REV	DRAWN / CHECKED
14-30	13	C8	GRV

LIGHT FITTINGS

- SWITCH (ROCKER TYPE)
- SWITCH 2-WAY (ROCKER TYPE)
- PULL CORD
- PENDANT LIGHT FITTING
- LIGHTING WITHIN COMMUNAL STAIR 'E' DENOTES EMERGENCY TO BS5266
- RECESSED LOW VOLTAGE DOWNLIGHTER
- FLUORESCENT FITTING
- OVER-BASIN LIGHT WITH SHAVER OUTLET
- CEILING FITTING WITH OPAL DIFFUSER & 2D LAMP
- EXTERNAL WALL LIGHT WITH PHOTO-ELECTRIC CELL AND DAYLIGHT CUT OFF SENSOR (WITH CFL FITTING)
- EXTERNAL WALL LIGHT AS ABOVE IN ELEVATION
- PORCH LIGHT WITH PHOTO-ELECTRIC CELL (WITH CFL FITTINGS)
- LIGHT & SWITCH ADJACENT TO HATCH IN LOFT SPACE

POWER FITTINGS

- DOUBLE SOCKET OUTLET
- DOUBLE SOCKET OUTLET WORKTOP LEVEL
- SINGLE SOCKET OUTLET UNSWITCHED
- SECURE SINGLE SOCKET OUTLET – FLATS COMMON AREA
- FUSED SPUR FOR FUTURE ALARM SYSTEM – LOCATED IN HALL NEXT TO CU 1800 ABOVE FFL
- FUSED SPUR FOR EXTRACT FAN
- CAPPED OFF SPUR FOR FUTURE FITTING (STAIR/FLOOR LIFT)
- SPUR OUTLET FOR APPLIANCE AS NOTED
- 30A COOKER CONTROL SWITCH
- BLANK OUTLET BOX, CONDUIT & DRAWIRE FOR FUTURE CAT 5 CABLING
- CONSUMER UNIT – 1800 ABOVE FFL/ABOVE DOOR
- ENERGY DISPLAY DEVICE – TO COMPLY WITH ENE3 UNDER C.S.H.
- CARBON MONOXIDE DETECTOR
- SMOKE DETECTOR – MAINS POWERED
- HEAT DETECTOR – CEILING MOUNTED
- EXTRACT FAN INCL FLAT DUCT TO TERMINAL ON EXTERNAL WALL
- PHONE POINT
- TV/WF AERIAL OUTLET INCL CO-AXIAL CABLE TO ROOF SPACE WITH 6.0m OF SPARE CABLE FOR FITTING OF AERIAL BY OTHERS
- THERMOSTAT

DOOR CONTROLS

- ELECTRIC STRIKE, FAIL SAFE, LINKED TO FIRE ALARM
- VIDEO ENTRY
- PUSH TO EXIT

- RADIATOR
- TOWEL RAIL RADIATOR
- UNDER UNIT LIGHTING

HEIGHTS OF FITTINGS:

Measured from FFL to underside of fitting

LIGHT SWITCHES, THERMOSTATS	1050mm
SOCKET OUTLETS, PHONE POINTS, TV AERIAL POINTS	500mm

Future Home office space to have the following:
A wall of 1800mm length, 2 double power sockets, 2 telephone points (or a double telephone point) or one telephone point if there is Broadband or cable. The room must also have an openable window.

THIS DRAWINGS SHOULD BE READ IN CONJUNCTION WITH CONSTRUCTION NOTES AND TYPICAL DETAILS ON BGA DRAWINGS.

M&E SYMBOLS ARE SHOWN FOR INFORMATION PURPOSES ONLY. ACTUAL REQUIREMENTS ARE TO BE DEVELOPED BY THE M&E CONTRACTOR IN LINE WITH THE EMPLOYER'S REQUIREMENTS.

FIRE SAFETY LEGEND

- FIRE ALARM CALL POINT TO BS5839
- FIRE ALARM SOUNDER TO BS5839
- SMOKE DETECTOR – MAINS POWERED WITH BATTERY BACK-UP TO BS5839
- HEAT DETECTOR – MAINS POWERED WITH BATTERY BACK-UP TO BS5839
- 1 HOUR FIRE COLLAR ON RISK SIDE FOR VENT DUCTS, COLLAR FIXED TO 110mm DIA PVC SLEEVE, SLEEVE EXTENDING 1.0M INTO FLAT(S). FOR SMALL PENETRATIONS OR CLUSTERS USE FIRE SLEEVE OR OTHER APPROVED INTUMESCENT PRODUCT
- FP FIRE PANEL TO BS5839
- FIRE EXTINGUISHERS TO BE INSTALLED TO BS 5306-8:2000 (CLIENT ITEM) FINAL LOCATIONS & TYPES TO FIRE RISK ASSESSORS REQUIREMENTS
- S13 FIRE DOOR KEEP SHUT SIGNAGE TO BS 5499
- S14 FIRE DOOR KEEP LOCKED SIGNAGE TO BS 5499
- S20 FIRE EXIT KEEP CLEAR SIGNAGE TO BS 5499
- SC SELF CLOSING DOOR
- VP VISION PANEL TO DOOR
- FD20 30min FIRE DOOR WITHOUT INTUMESCENT STRIPS AND COLD SMOKE SEALS
- FD30s 30min FIRE DOOR WITH INTUMESCENT STRIPS AND COLD SMOKE SEALS
- FD60s 60min FIRE DOOR WITH INTUMESCENT STRIPS AND COLD SMOKE SEALS
- ASSUMED ESCAPE ROUTE AND DIRECTION
- 30 MINUTE FIRE RESISTING CONSTRUCTION
- 60 MINUTE FIRE RESISTING CONSTRUCTION

NOTE: ALL FLOORS ARE TO BE 60 MINUTE FIRE RATED COMPARTMENT FLOORS.
FIRE PARTITIONS TO BE TAKEN UP TO THE UNDERSIDE OF THE ROOF FINISH & CAPPED WITH ROCKWOOL FIRE BARRIER SYSTEM TO CREATE 30/60 MIN PROTECTED ENCLOSURE.
ALL NEW DOORS TO BE MIN 30 MINS FIRE RATED DOORS (WHERE SPECIFIED)

- FIRE EXIT 'FIRE EXIT' SIGN TO BS 5499
- FIRE EXIT 'FIRE EXIT' WITH DIRECTIONAL INDICATION SIGN TO BS 5499

WATER

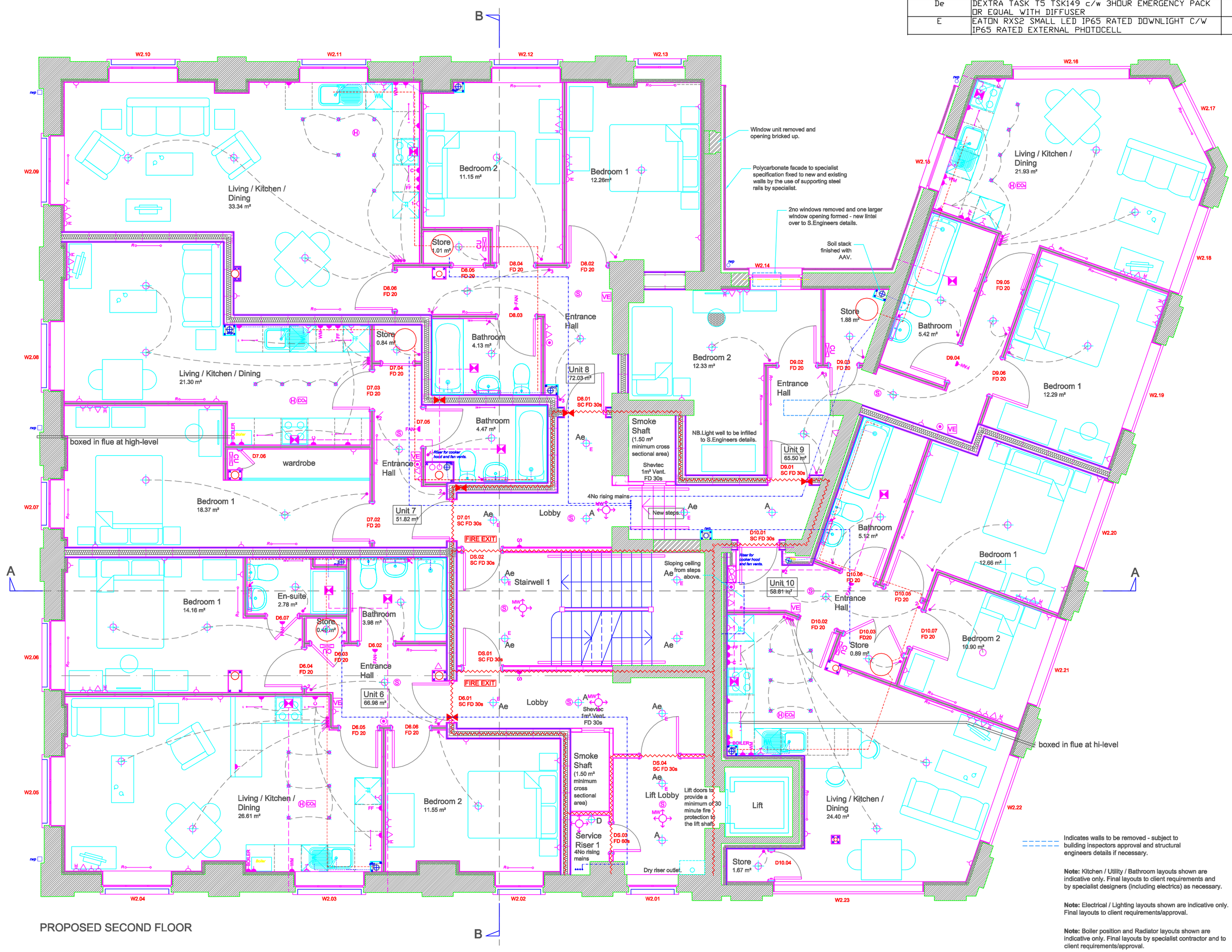
- WATER SUPPLY AT CEILING LEVEL
- WATER SUPPLY AT FLOOR LEVEL

LIGHTING SENSORS

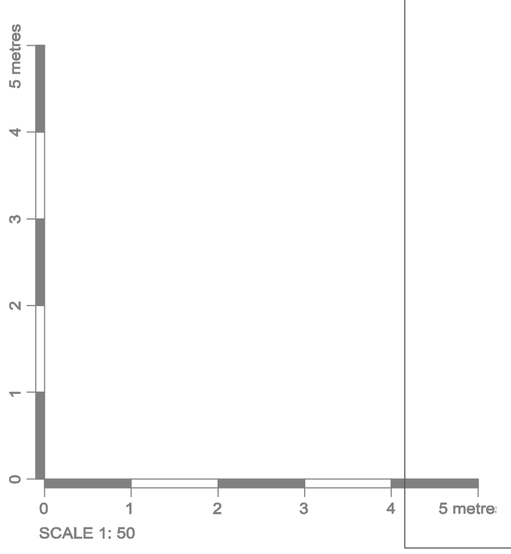
- PHOTOCELL
- PIR LIGHTING - POSITION TBA
- PIR OVERRIDE KEY SWITCH
- PIR OVERRIDE KEY SWITCH WITH LIGHT SWITCH
- MWS6-DD (DALI/DSI) CP ELECTRONICS CEILING MOUNTED MICROWAVE DETECTOR (RF IN STAIRWELLS)-POSITION TBA
- MWS1A PRM (DALI/DSI) CP ELECTRONICS WALL MOUNTED MICROWAVE DETECTOR (RF IN STAIRWELLS)-POSITION TBA

LIGHT FITTINGS COMMUNAL

Ref	Type	Number
A	EATON SOLSTAR LED LARGE 2300lm 4000K DALI	
Ae	EATON SOLSTAR LED LARGE 2300lm 4000K DALI EMERGENCY	
Bp	EATON GLADIATOR LED WALLPACK 2 LED, COOL WHITE 700mA WITH EXTERNAL PIR AS PER DRAWING	
Be	EATON GLADIATOR LED WALLPACK 2 LED, COOL WHITE 700mA EMERGENCY	
Bep	EATON GLADIATOR LED WALLPACK 2 LED, COOL WHITE 700mA DALI EMERGENCY WITH EXTERNAL PIR AS PER DRAWING	
C	EATON PATRIOT 2 OPAL WHITE 280mm LED 800 4K HF	
Ce	EATON PATRIOT 2 OPAL WHITE 280mm LED 800 4K HF EMERGENCY	
D	DEXTRA TASK T5 TSK149 OR EQUAL WITH DIFFUSER	
De	DEXTRA TASK T5 TSK149 C/w 3HOUR EMERGENCY PACK OR EQUAL WITH DIFFUSER	
E	EATON RXS2 SMALL LED IP65 RATED DOWNLIGHT C/W IP65 RATED EXTERNAL PHOTOCELL	2



PROPOSED SECOND FLOOR



SCALE 1: 50

Indicates walls to be removed - subject to building inspectors approval and structural engineers details if necessary.

Note: Kitchen / Utility / Bathroom layouts shown are indicative only. Final layouts to client requirements and by specialist designers (including electrics) as necessary.

Note: Electrical / Lighting layouts shown are indicative only. Final layouts to client requirements/approval.

Note: Boiler position and Radiator layouts shown are indicative only. Final layouts by specialist contractor and to client requirements/approval.

Drawing issue status:
PRELIMINARY ☐ CLIENT APPROVAL ☐ PLANNING ☐
BUILDING REGS ☐ TENDER ☐ CONSTRUCTION ☒ AS-BUILT ☐

KEY TO PARTITIONS:
Please refer to Construction Notes drawing 1720 PI 50-01 for further information.

SEPARATING WALLS BETWEEN FLATS:
Typical separating wall construction to be of metal Gyproc I-stud frame construction consisting of 2layers of 15mm Gyproc SoundBloc (boards to meet part E & provide 1 hours fire protection between compartments. All joints to be staggered); fixed to the outside faces of two Gypframe 60 I 70 'I' stud frameworks (studs at 600mm centres); with 100mm Isover APR 1200 insulation in the cavity. Minimum distance between inside lining faces of 200mm.

UPGRADE OF AN EXISTING WALL ACTING AS A SEPARATING WALL:
Typically to be internally lined with an independent panel with absorbent material, typically consisting of a timber/gyprframe studwork wall with a minimum gap of 10mm between the face of the existing wall and frame; finished with two layers of 15mm Gyproc SoundBloc with staggered joints, perimeters sealed with tape or sealant and skim coat finish ready for decorations; with a minimum 35mm thick mineral wool insulation (minimum denity of 10kg/m³) fitted between the existing wall and the plasterboard ensuring the cavity is not bridged.

NEW WALL CONSTRUCTIONS:
To achieve a U-Value of 0.28W/m²K.
External cladding to be painted T & G exterior grade plywood where walls are to receive the additional profiled glass cladding or horizontally laid hardwood cladding (Iroko/Cedar) to areas adjacent to entrance doors at ground floor. Cladding boards fixed to 25x38mm vertical battens; breather membrane; 9mm Exterior Grade OSB / WBP Plywood sheathing boards fixed to timber frame consisting of 140 x 38mm studs @ 400mm centres, with sole and head plates and bracing installed at appropriate heights, all in accordance with Structural Engineers/Timber frame manufacturers details [please note that timber frame should be designed and constructed to be sufficient to accept loads of glass cladding where applicable]. 90mm thick GA4000 Celotex insulation within studs with remaining clear cavity left internally. Provide 1000g Vapour Control layer on internal face of timber frame and finish internally using 2 layers of 12.5mm plasterboard to be fixed to framework to conform to Part B of the Building Reg's. All battens to be preservative treated softwood. Pay particular attention to the fixing & lapping of all breathable membranes & vapour control layers which should be installed strictly in accordance with the manufacturers recommendations.

INTERNAL PARTITIONS WITHIN FLATS:
Typical internal wall construction to be 15mm thick Gyproc SoundBloc (min 10 kg/m²) linings with all joints filled & taped & skim coat to both sides of 70mm Gypframe 'C' studs at max 600mm centres. Include min 25mm thick Isowool APR 1200 or similar approved dense mineral wool insulation quilt within the cavity. Additional noggins or sheathing to be installed where required to receive fixings from sanitary ware etc. 15mm thick Moisture-resistant plasterboard linings to ceilings and walls on bathroom and shower areas.

PARITIONS WITHIN THE COMMUNAL AREAS:
To be minimum 30 minute fire rated construction, to comprise of 15mm thick Gyproc SondBloc linings with all joints filled & taped & skim coat to both sides of 70mm Gypframe 'C' studs at max 600mm centres.
Partitions forming protected escape routes at third floor are to be taken up to underside of roof covering & fire stopped using Rockwool Linear reinforced Firestop insulation boards or similar approved on 9mm Promat Supalux board or similar approved non-combustable fire board to achieve min, required fire resistance.
Partitions around the stairwell and Smoke Shafts to be of minimum 60 minute fire rated construction, using 15mm Fireline board or 2 x 12.5mm Soundbloc board.

REV	DATE	DESCRIPTION
C8	27/10/15	Water supply routing adjusted. Communal lights designed
C7	05/10/15	Socket added in hall adjacent D9.5. Consumer unit in unit 7 relocated into new cupboard. Socket added in wardrobe of unit 7.
C6	28/08/15	Store omitted to Unit 6 hall, ventilation routes updated, fire legend and fire collars/compartments added
C5	18/08/15	Hot and cold water services added. Store added to Unit 6. Store bigger with double doors Unit 10. Bathroom doors opening in - 762mm wide to unit 8 & 10
C4	11/08/15	En-suite added to Bed 1 of Unit 6, D6.06 moved. Store omitted from Bed 1 of Unit 8.
C3	09/07/15	Electrics generally updated
C2	16/04/15	Fan duct routes added/demended
C1	05/12/14	Construction issue. Bed 2 added to Unit 10. Unit 8 layout changed

RICHARD VEST ARCHITECTURAL DESIGN LTD
Richard Vest BSc MRICS
Chartered Building Surveyor
25 Hartree Way, Kesgrave, Ipswich, IP5 2DY
Tel: (01473) 805675; Mobile: 07949 824340,
E-mail: r.vest@btopenworld.com
Website: www.richardvest.co.uk

PROJECT	CLIENT		
ELECTRIC HOUSE, CROWN ST, IPSWICH CONVERSION TO 13NO FLATS	CORINDALE PROPERTIES LTD		
SUBJECT	DRG SIZE	DATE	SCALE
SECOND FLOOR AS PROPOSED	A1	05/12/14	1:50
PROJECT NR	DRAWING NR	REV	DRAWN / CHECKED
14-30	14	C8	GRV

LIGHT FITTINGS

- SWITCH (ROCKER TYPE)
- SWITCH 2-WAY (ROCKER TYPE)
- PULL CORD
- PENDANT LIGHT FITTING
- LIGHTING WITHIN COMMUNAL STAIR 'E' DENOTES EMERGENCY TO BS5266
- RECESSED LOW VOLTAGE DOWNLIGHTER
- FLUORESCENT FITTING
- OVER-BASIN LIGHT WITH SHAVER OUTLET
- CEILING FITTING WITH OPAL DIFFUSER & 2D LAMP
- EXTERNAL WALL LIGHT WITH PHOTO-ELECTRIC CELL AND DAYLIGHT CUT OFF SENSOR (WITH CFL FITTING)
- EXTERNAL WALL LIGHT AS ABOVE IN ELEVATION
- PORCH LIGHT WITH PHOTO-ELECTRIC CELL (WITH CFL FITTINGS)
- LIGHT & SWITCH ADJACENT TO HATCH IN LOFT SPACE

POWER FITTINGS

- DOUBLE SOCKET OUTLET
- DOUBLE SOCKET OUTLET WORKTOP LEVEL
- SINGLE SOCKET OUTLET UNSWITCHED
- SECURE SINGLE SOCKET OUTLET – FLATS COMMON AREA
- FUSED SPUR FOR FUTURE ALARM SYSTEM – LOCATED IN HALL NEXT TO CU 1800 ABOVE FFL
- FUSED SPUR FOR EXTRACT FAN
- CAPPED OFF SPUR FOR FUTURE FITTING (STAIR/FLOOR LIFT)
- SPUR OUTLET FOR APPLIANCE AS NOTED
- 30A COOKER CONTROL SWITCH
- BLANK OUTLET BOX, CONDUIT & DRAWIRE FOR FUTURE CAT 5 CABLING
- CONSUMER UNIT – 1800 ABOVE FFL/ABOVE DOOR
- ENERGY DISPLAY DEVICE – TO COMPLY WITH ENE3 UNDER C.S.H.
- CARBON MONOXIDE DETECTOR
- SMOKE DETECTOR – MAINS POWERED
- HEAT DETECTOR – CEILING MOUNTED
- EXTRACT FAN INCL FLAT DUCT TO TERMINAL ON EXTERNAL WALL
- PHONE POINT
- TV/VHF AERIAL OUTLET INCL CO-AXIAL CABLE TO ROOF SPACE WITH 6.0m OF SPARE CABLE FOR FITTING OF AERIAL BY OTHERS
- THERMOSTAT

DOOR CONTROLS

- ELECTRIC STRIKE, FAIL SAFE, LINKED TO FIRE ALARM
- VIDEO ENTRY
- PUSH TO EXIT

- RADIATOR
- TOWEL RAIL RADIATOR
- UNDER UNIT LIGHTING

HEIGHTS OF FITTINGS:

Measured from FFL to underside of fitting

LIGHT SWITCHES, THERMOSTATS	1050mm
SOCKET OUTLETS, PHONE POINTS, TV AERIAL POINTS	500mm

Future Home office space to have the following:
A wall of 1800mm length, 2 double power sockets, 2 telephone points (or a double telephone point) or one telephone point if there is Broadband or cable. The room must also have an openable window.

THIS DRAWINGS SHOULD BE READ IN CONJUNCTION WITH CONSTRUCTION NOTES AND TYPICAL DETAILS ON BGA DRAWINGS.

M&E SYMBOLS ARE SHOWN FOR INFORMATION PURPOSES ONLY. ACTUAL REQUIREMENTS ARE TO BE DEVELOPED BY THE M&E CONTRACTOR IN LINE WITH THE EMPLOYER'S REQUIREMENTS.

FIRE SAFETY LEGEND

- FIRE ALARM CALL POINT TO BS5839
- FIRE ALARM SOUNDER TO BS5839
- SMOKE DETECTOR – MAINS POWERED WITH BATTERY BACK-UP TO BS5839
- HEAT DETECTOR – MAINS POWERED WITH BATTERY BACK-UP TO BS5839
- 1 HOUR FIRE COLLAR ON RISK SIDE. FOR VENT DUCTS, COLLAR FIXED TO 110mm DIA PVC SLEEVE, SLEEVE EXTENDING 1.0M INTO FLAT(S). FOR SMALL PENETRATIONS OR CLUSTERS USE FIRE SLEEVE OR OTHER APPROVED INTUMESCENT PRODUCT
- FP FIRE PANEL TO BS5839
- FIRE EXTINGUSHERS TO BE INSTALLED TO BS 5306-8:2000 (CLIENT ITEM) FINAL LOCATIONS & TYPES TO FIRE RISK ASSESSORS REQUIREMENTS
- S13 FIRE DOOR KEEP SHUT SIGNAGE TO BS 5499
- S14 FIRE DOOR KEEP LOCKED SIGNAGE TO BS 5499
- S20 FIRE EXIT KEEP CLEAR SIGNAGE TO BS 5499
- SC SELF CLOSING DOOR
- VP VISION PANEL TO DOOR
- FD20 30min FIRE DOOR WITHOUT INTUMESCENT STRIPS AND COLD SMOKE SEALS
- FD30s 30min FIRE DOOR WITH INTUMESCENT STRIPS AND COLD SMOKE SEALS
- FD60s 60min FIRE DOOR WITH INTUMESCENT STRIPS AND COLD SMOKE SEALS
- ASSUMED ESCAPE ROUTE AND DIRECTION
- 30 MINUTE FIRE RESISTING CONSTRUCTION
- 60 MINUTE FIRE RESISTING CONSTRUCTION

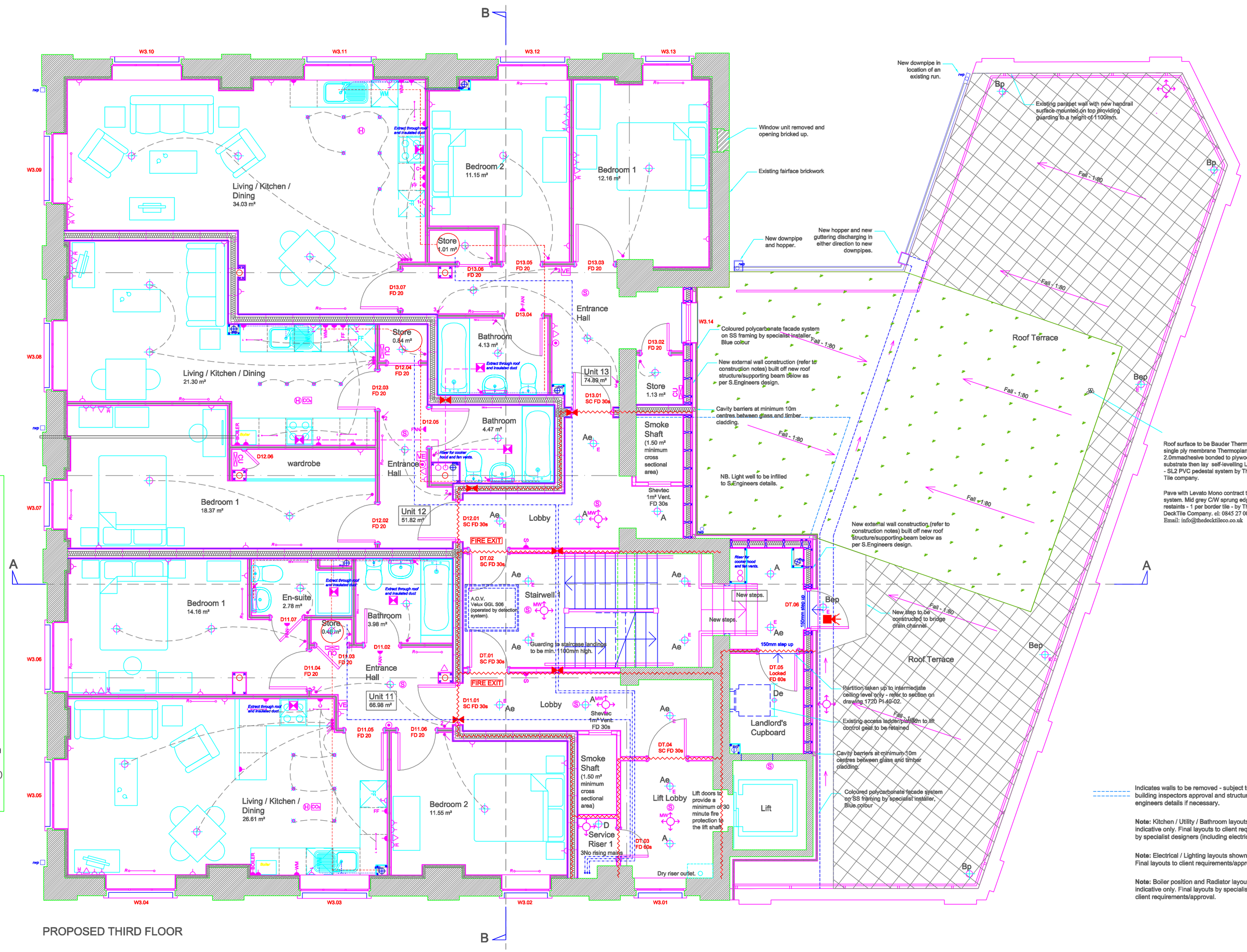
NOTE: ALL FLOORS ARE TO BE 60 MINUTE FIRE RATED COMPARTMENT FLOORS. FIRE PARTITIONS TO BE TAKEN UP TO THE UNDERSIDE OF THE ROOF FINISH & CAPPED WITH ROCKWOOL FIRE BARRIER SYSTEM TO CREATE 30/60 MIN PROTECTED ENCLOSURE.
ALL NEW DOORS TO BE MIN 30 MINS FIRE RATED DOORS (WHERE SPECIFIED)

- FIRE EXIT 'FIRE EXIT' SIGN TO BS 5499
- FIRE EXIT 'FIRE EXIT' WITH DIRECTIONAL INDICATION SIGN TO BS 5499

WATER

- WATER SUPPLY AT CEILING LEVEL
- WATER SUPPLY AT FLOOR LEVEL

- PHOTOCELL
- PIR LIGHTING - POSITION TBA
- PIR OVERRIDE KEY SWITCH
- PIR OVERRIDE KEY SWITCH WITH LIGHT SWITCH
- MWS6-DD (DALI/DSI) CP ELECTRONICS CEILING MOUNTED MICROWAVE DETECTOR (RF IN STAIRWELLS)-POSITION TBA
- MWS1A PRM (DALI/DSI) CP ELECTRONICS WALL MOUNTED MICROWAVE DETECTOR (RF IN STAIRWELLS)-POSITION TBA



PROPOSED THIRD FLOOR

LIGHT FITTINGS COMMUNAL		
Ref	Type	Number
A	EATON SOLSTAR LED LARGE 2300lm 4000K DALI	
Ae	EATON SOLSTAR LED LARGE 2300lm 4000K DALI EMERGENCY	
Bp	EATON GLADIATOR LED WALLPACK 2 LED, COOL WHITE 700mA WITH EXTERNAL PIR AS PER DRAWING	
Be	EATON GLADIATOR LED WALLPACK 2 LED, COOL WHITE 700mA EMERGENCY	
Bep	EATON GLADIATOR LED WALLPACK 2 LED, COOL WHITE 700mA DALI EMERGENCY WITH EXTERNAL PIR AS PER DRAWING	
C	EATON PATRIOT 2 OPAL WHITE 280mm LED 800 4K HF	
Ce	EATON PATRIOT 2 OPAL WHITE 280mm LED 800 4K HF EMERGENCY	
D	DEXTRA TASK T5 TSK149 OR EQUAL WITH DIFFUSER	
De	DEXTRA TASK T5 TSK149 c/w 3HOUR EMERGENCY PACK OR EQUAL WITH DIFFUSER	
E	EATON RXS2 SMALL LED IP65 RATED DOWNLIGHT C/W IP65 RATED EXTERNAL PHOTOCELL	2

0 1 2 3 4 5 metres

SCALE 1: 50

Drawing issue status:
PRELIMINARY ☐ CLIENT APPROVAL ☐ PLANNING ☐
BUILDING REGS ☐ TENDER ☐ CONSTRUCTION ☒ AS-BUILT ☐

KEY TO PARTITIONS:
Please refer to Construction Notes drawing 1720 PI 50-01 for further information.

SEPARATING WALLS BETWEEN FLATS:
Typical separating wall construction to be of metal Gyproc I-stud frame construction consisting of 2layers of 15mm Gyproc SoundBloc (boards to meet part E & provide 1 hours fire protection between compartments. All joints to be staggered); fixed to the outside faces of two Gypframe 60 I 70 'I' stud frameworks (studs at 600mm centres); with 100mm Isover APR 1200 insulation in the cavity. Minimum distance between inside lining faces of 200mm.

UPGRADE OF AN EXISTING WALL ACTING AS A SEPARATING WALL:
Typically to be internally lined with an independent panel with absorbent material, typically consisting of a timber/gyprframe studwork wall with a minimum gap of 10mm between the face of the existing wall and frame; finished with two layers of 15mm Gyproc SoundBloc with staggered joints, perimeters sealed with tape or sealant and skim coat finish ready for decorations; with a minimum 35mm thick mineral wool insulation (minimum denity of 10kg/m³) fitted between the existing wall and the plasterboard ensuring the cavity is not bridged.

NEW WALL CONSTRUCTIONS:
To achieve a U-Value of 0.28W/m²K.
External cladding to be painted 'I' & G exterior grade plywood where walls are to receive the additional profiled glass cladding or horizontally laid hardwood cladding (Iroko/Cedar) to areas adjacent to entrance doors at ground floor. Cladding boards fixed to 25x38mm vertical battens; breather membrane; 9mm Exterior Grade OSB / WBP Plywood sheathing boards fixed to timber frame consisting of 140 x 38mm studs @ 400mm centres, with sole and head plates and bracing installed at appropriate heights, all in accordance with Structural Engineers/Timber frame manufacturers details [please note that timber frame should be designed and constructed to be sufficient to accept loads of glass cladding where applicable]. 90mm thick GA4000 Celotex insulation within studs with remaining clear cavity left internally. Provide 1000g Vapour Control layer on internal face of timber frame and finish internally using 2 layers of 12.5mm plasterboard to be fixed to framework to conform to Part B of the Building Reg's. All battens to be preservative treated softwood. Pay particular attention to the fixing & lapping of all breathable membranes & vapour control layers which should be installed strictly in accordance with the manufacturers recommendations.

INTERNAL PARTITIONS WITHIN FLATS:
Typical internal wall construction to be 15mm thick Gyproc SoundBloc (min 10 kg/m²) linings with all joints filled & taped & skim coat to both sides of 70mm Gypframe 'C' studs at max 600mm centres. Include min 25mm thick Isowool APR 1200 or similar approved dense mineral wool insulation quilt within the cavity. Additional noggins or sheathing to be installed where required to receive fixings from sanitary ware etc. 15mm thick Moisture-resistant plasterboard linings to ceilings and walls on bathroom and shower areas.

PARITIONS WITHIN THE COMMUNAL AREAS:
To be minimum 30 minute fire rated construction, to comprise of 15mm thick Gyproc SondBloc linings with all joints filled & taped & skim coat to both sides of 70mm Gypframe 'C' studs at max 600mm centres.
Partitions forming protected escape routes at third floor are to be taken up to underside of roof covering & fire stopped using Rockwool Linear reinforced Firestop insulation boards or similar approved on 9mm Promat Supalux board or similar approved non-combustable fire board to achieve min. required fire resistance.
Partitions around the stairwell and Smoke Shafts to be of minimum 60 minute fire rated construction, using 15mm Fireline board or 2 x 12.5mm Soundbloc board.

Indicates walls to be removed - subject to building inspectors approval and structural engineers details if necessary.

Note: Kitchen / Utility / Bathroom layouts shown are indicative only. Final layouts to client requirements and by specialist designers (including electrics) as necessary.

Note: Electrical / Lighting layouts shown are indicative only. Final layouts to client requirements/approval.

Note: Boiler position and Radiator layouts shown are indicative only. Final layouts by specialist contractor and to client requirements/approval.

REV	DATE	DESCRIPTION
C9	27/10/15	Water supply routing adjusted. Communal lights designed. Flat roof design amended
C8	05/10/15	Consumer unit in unit 12 relocated into new cupboard. Socket added in wardrobe of unit 12.
C7	14/09/15	Rodecka cladding removed from Courtyard
C6	28/08/15	Store omitted to Unit 11 hall, ventilation routes updated, fire legend and fire collars/compartments added
C5	18/08/15	Hot and cold water services added. Store added to Unit 11. Bathroom doors opening in - 762mm wide to unit 11
C4	11/08/15	En-suite added to Bed 1 of Unit 11. D13.07 moved. Store omitted from Bed 1 of Unit 13.
C3	09/07/15	Electrics generally updated
C2	16/04/15	Fan duct routes added/amended
C1	05/12/14	Construction Issue. Unit 13 layout changed

RICHARD VEST ARCHITECTURAL DESIGN LTD
Richard Vest BSc MRICS
Chartered Building Surveyor
25 Hartree Way, Kesgrave, Ipswich, IP5 2DY
Tel: (01473) 805675; Mobile: 07949 824340,
E-mail: r.vest@btopenworld.com
Website: www.richardvest.co.uk

PROJECT	CLIENT		
ELECTRIC HOUSE, CROWN ST, IPSWICH CONVERSION TO 13NO FLATS	CORINDALE PROPERTIES LTD		
SUBJECT	DRG SIZE	DATE	SCALE
THIRD FLOOR AS PROPOSED	A1	05/12/14	1:50
PROJECT NR	DRAWING NR	REV	DRAWN / CHECKED
14-30	15	C9	GRV